



Town of Poughkeepsie

Planning & Zoning

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NOTICE OF TOWN OF POUGHKEEPSIE PLANNING BOARD REGULAR MEETING April 16, 2009 6:30 PM DECISION AGENDA

A) PUBLIC HEARINGS

1. ARLINGTON ANIMAL HOSPITAL.

Site Plan Hearing to construct a 5,700 sq. ft. two (2) story addition to an existing 4,800 (S.F.) one story animal hospital to include animal boarding, retail space and storage. 688 Dutchess Turnpike; Zoned B-N (Neighborhood Business); 1.45 +/- acres; Grid #6261-01-279882. *H & M Real Estate Inc., Owner.*

PUBLIC HEARING ADJOURNED TO MAY 21, 2009.

MOVED: John Weisman
SECONDED: Thomas Bauer
CARRIED: 6-0

2. THE SEASONS ASSISTED LIVING/EBS POUGHKEEPSIE.

Site Plan Hearing for a proposed senior housing overlay district designation and subsequent subdivision and site plan approvals for the existing Econolodge property. 2625 South Road (US Route 9); Zoned B-H (Highway Business); 14.55 +/- acres; Grid #6060-02-950800. *R&D Hotel LLC, owner.*

PUBLIC HEARING ADJOURNED TO MAY 7, 2009.

MOVED: John Weisman
SECONDED: Richard Davison
CARRIED: 6-0

3. HUDSON VALLEY HEALTH FITNESS & WELLNESS CENTER.

Site Plan Hearing for a proposal to develop a mixed use facility including retail businesses, medical offices, and a fitness center. 1984 South Road; Zoned B-H (Highway Business); 8.88 +/- acres; Grid # 6159-03-413250. *Stanley Scheinberg, owner.*

PUBLIC HEARING ADJOURNED TO MAY 21, 2009.

MOVED: John Weisman
SECONDED: Jeffrey Magee
CARRIED: 6-0

4. PONIROS/VASSAR SQUARE.

Site Plan Hearing for a proposal to renovate the façade and parking lot of an existing strip mall. 51 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); 4.68 +/- acres; Grid #6260-04-565213. *George and John Poniros, owners.*

DISCUSSION ONLY, NO ACTION TAKEN.

5. LIN RESIDENTIAL SITE PLAN.

Site Plan Hearing for a proposal to change from a single family residence to a two (2) family residence. 7 Springside Ave; Zoned ATC (Arlington Town Center); 0.15 +/- acres; Grid #6161-07-710881. *Frank Kock Fai Lin, owner.*

REMOVED FROM THE AGENDA DUE TO VIOLATIONS PREVENTING CONSIDERATION BY THE PLANNING BOARD; NO ACTION TAKEN.

B) PLAN REVIEWS

1. TLP LAND CONTOUR.

Land Contour Plan Review for a proposal to fill site to create an area for building. 204 Innis Ave; Zoned R-15 (Residence, Single Family: 1.5 acre); 0.40 +/- acres; Grid #6162-15-736341. *TLP Associates, LLC, owner.*

LAND CONTOUR CHANGE GRANTED.

MOVED: Richard Davison

SECONDED: Carl Whitehead

CARRIED: 6-0

2. MAIN STREET LAUNDRYMAX.

Site Plan Review for a proposal to renovate an existing 6,352 (S.F.) building to accommodate a Laundromat and retail business, renovate a portion of an existing 5,046 (S.F.) building, and construct a 1,980 (S.F.) two (2) story commercial building. 743 Main Street and 6 North Grand Avenue; Zoned ATC (Arlington Town Center); 0.64 +/- acres; Grid #s 6161-07-689850, 6161-07-697851 & 6161-07-687858. *Mainstreet Laundrymax LLC, owner.*

RESOLUTION REAFFIRMING A SEQRA NEGATIVE DECLARATION BASED ON A DETERMINATION NOT TO RESCIND THE SEQRA NEGATIVE DECLARATION OF AUGUST 16, 2007.

MOVED: Edwin La Perche

SECONDED: Richard Davison

CARRIED: 6-0

PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison

SECONDED: Edwin La Perche

CARRIED: 6-0

ARCHITECTURAL REVIEW GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 6-0

3. NEW BEGINNINGS PARKING LOT.

Site Plan Review to pave and expand the existing gravel parking lot. 35 DeGarmo Road; Zoned R-20 (Residence, Single Family; 20,000 S.F.); 6.32 +/- acres; Grid #6262-04-743048. *Christian and Missionary Alliance of Poughkeepsie, owner.*

SEQRA NEGATIVE DECLARATION ADOPTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 6-0

SITE PLAN APPROVAL GRANTED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 6-0

4. 190 INNIS AVENUE SHELL-PROPANE STORAGE.

Site Plan Review for a plan amendment to restrict propane sales and storage. 190 Innis Avenue; Zoned B-N (Neighborhood Business); 2.14 +/- acres; Grid #6162-15-729296. *Ralph and Dominic De Santis, owners.*

RESOLUTION REAFFIRMING SEQRA NEGATIVE DECLARATION FOR A PREVIOUS PLAN ADOPTED.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 6-0

PUBLIC HEARING WAIVED AND SITE PLAN APPROVAL GRANTED.

MOVED: Edwin La Perche
SECONDED: Richard Davison
CARRIED: 6-0

5. PENDELL COMMONS.

Site Plan Review for a proposal to construct 24 senior apartments and 48 workforce units. 78 - 114A Violet Avenue (Rte. 9G and Pendell Road); Zoned R-M (Residential, Multifamily); 14.87 +/- acres; Grid #s 6162-07-587816 and 6162-02-565760. *165 Smith Street Inc., owner.*

SEQRA INCOMPLETE AND ACTION DEFERRED.

MOVED: Richard Davison
SECONDED: Edwin La Perche
CARRIED: 5-0
(Chairman, John Weisman absent)

6. VANGUARD ORGANIZATION.

Land Contour Permit Amended Plan and Renewal. 9 Spring Road; Zoned R-1.5A (Residential, Single Family); 4.26+/- acres; Grid #6159-03-453369.
Vanguard Organization Inc., Owner.

REMOVED FROM THE AGENDA; NO ACTION TAKEN.
(Chairman, John Weisman returns)

C) OTHER BUSINESS

1. SOUTH HILLS MALL / BOB'S DISCOUNT FURNITURE.

Architectural review for proposed signage. 1895 South Road (US Route 9); Zoned SHC (South Hills Center); 7.26 +/- acres; Grid #6158-01-297959. *Vornado South Hills, LLC, owner.*

ARCHITECTURAL REVIEW APPROVED.

MOVED: Edwin La Perche
SECONDED: Thomas Bauer
CARRIED: 5-0
ABSTAIN: 1, John Weisman

2. MARIST COLLEGE/NYS DOT ROUTE 9 PEDESTRIAN CROSSING.

Requests a discussion with the Planning Board to review the Department of Transportation pedestrian crossing review. 3399 North Road.
Marist Real Property Services, Inc., owner

DISCUSSION ONLY, NO ACTION TAKEN.

3. DUNKIN DONUTS PLAZA ENTRANCE MODIFICATION.

Time Extension to modify the entrance locations and signal to Dunkin Donuts on Route 44. 825 – 829 Dutchess Turnpike. Zoned B-H (Highway Business). 2.062 +/- acres; Grid #6262-04-592073. *Dutchess Turnpike Realty Partners, owner.*

SIX MONTH TIME EXTENSION GRANTED FORWARD TO NOVEMBER 6, 2009.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 6-0

4. ZONING AMENDMENT.

Recommendation to the Town Board regarding a Zoning Law amendment to add a new Section 210-22(G) providing for a “Main Street Drive-In Overlay District (MSDOD).”

POSTIVE RECOMMENDATION CONVEYED.

MOVED: Richard Davison
SECONDED: Thomas Bauer
CARRIED: 6-0

5. O'NEILL GROUP – DUTTON.

Response to Notice of SEQRA Scoping Session by the City of Poughkeepsie Common Council as Lead Agency, regarding the environmental review of an application for a change in the zone to permit the development of 600 residential units. 1 Dutchess Ave. Zoned: City of Poughkeepsie I-2 (General Industry) and Town of Poughkeepsie I-H and WD-2 (Heavy Industry and Waterfront District). Grid #'s: City of Poughkeepsie 6062-59-766443 and the Town of Poughkeepsie 6062-02-076508. Acres: City of Poughkeepsie 11.0 +/- and the Town of Poughkeepsie 3.0 +/- . *O'Neill-Dutton LLC, owner.*

PLANNING DEPARTMENT DIRECTED TO SEND A LETTER REQUESTING LEAD AGENCY TO EXTEND THE PUBLIC COMMENT PERIOD ON THE DRAFT SCOPING DOCUMENT.

MOVED: John Weisman

SECONDED: Thomas Bauer

CARRIED: 6-0

PRESENT:

Chairman John T. Weisman
Member Davidson
Member LaPerche
Member Whitehead
Member Magee

Member Bauer (*Alternate*)

ABSENT:

Member Bennett

Member Rose